

January 24, 2001

**TO:** Mayor and City Council

**FROM:** Doug Mousel, Senior Planner

**SUBJECT:** Results of the Planning & Zoning Commission meeting January 23, 2001

**The following item is scheduled for the February 6, 2001 City Council meeting**

**Final Plat:** Trails Phase 8  
**Applicant(s):** Kimball Hill Homes

**DESCRIPTION:**

108 Single-Family lots on 34.7± acres on the south west corner of Trails Parkway and Smothermon Road. Zoned Planned Development-75-SF-5 Neighborhood #44.

**APPROVED:** 4-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**RECOMMENDATION:**

Recommended for approval subject to:

1. City Engineer approval of no lot to lot drainage to waive the alleys.
2. Additions and/or alteration to the engineering plans as required by the Engineering Department.
3. Staff approval of landscape and screening plans.
4. Staff approval of street names.

SN/sg

cc: Jones and Carter 972-488-3882  
Frank Jaromin  
Donnie Mayfield  
Mack Borchardt

**Agenda No.:** 3E

**Final Plat:** Trails Phase 8

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**Description:**

108 Single-Family lots on 34.7± acres on the south west corner of Trails Parkway and Smothermon Road. Zoned Planned Development-75-SF-5 Neighborhood #44.

**Remarks:**

The final plat shows 108 Single-Family-5 lots to be developed at Planned Development-75 standards. An alley waiver was granted with the approved preliminary plat. The final plat conforms to the approved preliminary plat. Trails Parkway and Smothermon Road provide access.

The final plat shows an open space to be maintained by the homeowners association. A plan showing how the open space can be subdivided in to single family lots has been provided to ensure any future development will be capable of meeting the zoning district standards.

**Recommendation:**

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3. Staff approval of landscape and screening plans.
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